

**Town of Nolensville  
Planning Commission Meeting  
Regular Meeting  
April 13, 2006  
7:00 P.M.  
At Nolensville Elementary School**

Members in attendance were as follows: Matt Happel, Jimmy Alexander, Larry Gardner, Frank Wilson, Rick Fisher, Willis Wells, Tommy Dugger, and Bob Haines. John Boyd was absent.

Staff present was Henry Laird, Richard Woodroof, Bob Notestine, and Angela Douglas.

**Agenda Item I-**                      Meeting called to order by Willis Wells

**Agenda Item II-**                      Pledge of Allegiance

**Agenda Item III-**                      Approval of Minutes

Mayor Dugger made a motion to approve the minutes. Rick Fisher seconded the motion; motion approved unanimously.

**Agenda Item IV-**                      Citizen Comments

Sharon Zieman, a candidate for Williamson County 5<sup>th</sup> District, asked the Planning Commission if there was a sign ordinance for election signs. Henry Laird responded stating that there is an ordinance, and Rich Woodroof would be the person to contact to discuss the ordinance. Mayor Dugger commented that one of the rules is that the sign cannot be in the right of way.

Harold Schaffer-2030 Williams Road-stated he had made a request at the BOMA meeting, and asks the Planning Commission to address changing the meeting nights so that it would be on a different night than the Williamson County meeting. He stated he had asked that it be on the agenda for discussion. Willis Wells notified him that there has been consideration for that change, and that the Mayor will address it.

**Agenda Item V-**                      New Business

**A.**                      Public Hearing on revising subdivision regulations for:

**1.**                      Street lighting section changes.

Henry Laird stated that back in February the Planning Commission recommended street lighting changes to address who is responsible for payment of street lighting bills in section 5.9.2.a. It was recommended to add a sentence to state that the Homeowner's Association would be responsible for the bills. Under section 5.9.2.c it is recommended to add a sentence to provide an alternative style street light fixture which can be substituted for the required standard if the required standard is not available, and the Planning Commission approves an equivalent standard. He also stated that in section 5.13.1.A that it is recommended to add a phrase which states "street lighting and other areas or structure or improvements" for the common use of tenants and owners of property.

Public Hearing Open at 7:23 p.m.

Joe Curtsinger asked what would ensure that the Homeowner's Association would remain solvent in paying the bills.

Bob Notestine stated that they are now requiring language to be added which states if the Homeowner's Association goes out of business, whatever restrictions there are on the association would go to a successor organization, and if the whole association dissolved it would go back to a local government entity.

Joe Curtsinger asked if perhaps a bond should be in place, and Bob indicated that it could be addressed and considered.

Public Hearing Closed at 7:34 p.m.

2. Street cross sections for non-residential subdivisions recommended in March 2005.

Rich Woodroof addressed the street cross section concern where 10 foot lanes are reflected, and it should reflect 12 foot lanes. He recommended the change and stated that this is for roads outside of subdivisions.

Public Hearing Open for comments at 7:35 p.m.

No comments; Public Hearing Closed at 7:37 p.m.

#### B. Site Plan Reviews

1. Hemrick Family Limited Partnership Warehouse & Storage Facility

Henry Laird stated this plan was previously deferred due to question regarding the existing building and a new building being built, and an entire new site plan was requested. Concerns were with development infringing on the right-of-way and drainage. He stated that the new site plan appeared to address the concerns.

Jimmy Alexander motioned to approve the site plan. Larry Gardner seconded the motion.

Jimmy Alexander stated that he had previously had concerns with the parking area in the right-of-way, and notes that it has now been addressed and landscaping has been added.

Rich Woodroof stated that another concern was with the 1% slope area in the ditch and has now been increased to a 2% slope area which should be sufficient.

Larry Gardner stated he had concerns with the 2% swale as it would still have the potential to pocket water or cause a mosquito pond.

Rich Woodroof indicated that he has worked with the minimum of a 1% swale and we are above the minimum, therefore, it should work well.

Jimmy Alexander asked if the codes department noted a problem with the swale due to grading or not keeping it cut, or saw that it was backing up, if it could be enforced.

Rich stated that in our municipal codes that if it were something that posed a hazard such as mosquito ponds that we could have them correct the problem.

Larry Gardner stated he felt that would be sufficient, but that if there is a problem that cannot be worked out by just grading it that he suggests that they concrete it.

Larry Gardner stated he would like to make an amendment to the motion to add a concrete swale if the situation arises that grading is not working sufficiently. Bob Haines seconded the motion; passed unanimously.

Willis Wells addressed the original motion for approval; motion passed unanimously.

## **2. Peoples State Bank of Commerce Site Plan**

Henry Laird addressed the site plan changes regarding access into the site and improving the private drive off of Nolensville Road on the Southside. They have made changes by eliminating one of the entrances off of the private drive that exists now. There were also concerns with the two access points off of Nolensville Road and, in particular, regarding the northern access on Nolensville road being a two way exit. He also stated that twenty-six more parking spaces were proposed than the minimum standard, and said that the commission can make the minimum number the maximum if it so desires. The architect revised the building design to include gable style roof, increased brick and decreased the glass surfaces in an attempt to meet the requirements of the Commercial Corridor Overlay criteria.

Rich Woodroof commented that they did change the private drive access entrance after a traffic study done by Gillian Fischbach and recommendations were made to add some turn lanes with 50 foot of storage and repave/overlay the road to our standards.

Kevin Estes with Dale and Associates commented that he thinks that a two-way secondary access on the North side is extremely important. He also stated that regarding the number of parking spaces that they would reduce them if that is what we requested.

Jimmy Alexander made a motion to approve. Frank Wilson seconded the motion.

Open for discussion.

Larry Gardner asked if a turn lane was going to be at the South entrance off of Nolensville Road, and Rich Woodroof confirmed that there would not be a turn lane at either entrance based on the traffic study provided by Gillian Fischbach.

Mayor Dugger questioned if the traffic study mentioned a necessity for a turn lane on Nolensville Road, and Rich confirmed that the traffic study does not call for one.

Kevin Estes stated that he did not feel a turn lane off of Nolensville Road was warranted, but Mayor Dugger commented that he thought that it may be warranted, and also asked what the second floor above the bank will be used for.

The President/CEO of Peoples Commerce Bank clarified that it will be used as office space for the bank employees.

Larry Gardner asked what the overage in parking space was and Henry Laird confirmed it was twenty-six spaces over the required minimum.

Willis Wells asked what the problem would be with parking space overage. Rich Woodroof stated that there would be more potential for stormwater run off, but it is designed to handle these types of situations.

Bob Haines suggested removing the additional parking spaces to keep run off at a minimum and later add the spaces if need be.

It was at the recommendation of Rich Woodroof to remove a total of 14 parking spaces.

Regarding the architecture of the building, Matt Happel suggested working on the design more to appeal to the Town Of Nolensville, and the architect is willing to work with us to do so.

Mayor Dugger addressed the turn lane concern on Nolensville Road, and stated that he believed it needs to be looked into. Matt Happel agreed and Larry Gardner stated he would like to see one added.

Frank Wilson stated that the turn lane for Nolensville Road should have been addressed at the time of the approval for Haley Industrial Park, and not hinder the commercial retailer.

Kevin Estes asked if we could wait and address the turn lane concern once Phase 2 is developed and have another traffic study done at that time.

Mayor Dugger stated that his concern was that the traffic study warranted turn lanes for the private road ingress/egress which has a lot less traffic than Nolensville Road.

Larry Gardner asked if there has been consideration for turn lanes in the future, and Kevin Estes stated that there has been discussion regarding the preliminaries with Rich Woodroof and Henry Laird, and what they would like to potentially see.

Original motion to approve with 14 parking spaces on the east side to be removed, and architect to work with the Town Planner and Town Engineer on facade. Motion approved 7 to 1 with Mayor Dugger opposing.

#### **C. Subdivision Reviews**

##### **1. Nolen Park Phase 1 Final Plat**

Rich Woodroof states regarding the final plat that it was noted the addresses were not on the plat and will need to be added, and that the PUD conditions will need to apply (reference made to Ordinance 4-16 from December 2, 2004 second reading).

Larry Gardner made a motion to approve. Mayor Dugger seconded the motion.

Open for discussion.

Larry Gardner asked if the turn lane issue was resolved with TDOT, and Rich Woodroof stated that it was his understanding that they have addressed the issue.

Larry Gardner also questioned if it was a 12 foot minimum cut on the front entry driveway.

Rich Woodroof responded stating that was what was reflected, and Larry made the suggestion that the Planning Commission change it back since it posed a problem in Bent Creek with a minimum of a 12 foot cut making it difficult to get into the driveway. They ended up coming back requesting an 18 foot cut.

Rich presented the question to Bob Notestine if it would need to go back before the BOMA to make that change since it was a condition put on by the BOMA, and Bob stated that the Planning Commission can make changes after a PUD is approved and it does not need to go back before the BOMA for review.

Rich Woodroof commented that it should have reflected when written a 12 foot minimum cut rather than maximum and believed the change should be made.

Ryan Lovelace, the Engineer for Nolen Park, confirmed that the request was to make the minimum a 12 foot cut, and stated that would not be a problem.

Rich Woodroof stated that performance bonds would need to be set prior to the approval, and that we are doing it a little different than we have in the past in that we would split out the landscaping portion and have two performance bonds. The infrastructure performance bond was suggested to be set at \$330,000 annually, and the landscaping performance bond set at \$40,000 for two years.

Original motion to approve Nolen Park Phase 1 Final Plat. Motion approved 6 to 1 with Rick Fisher opposing and Willis Wells recusing himself.

\*\*\*\*\*PLEASE NOTE AN AMENDMENT TO THE MOTION WAS NOT MADE TO ADD THE PUD CONDITIONS FROM ORDINANCE 4-16, TO CHANGE THE FRONT ENTRY DRIVEWAY MINIMUM TO REFLECT A 12 FOOT MINIMUM, AND THE PERFORMANCE BONDS TO BE SET.\*\*\*\*\*

**2. Bent Creek Final Plat Revision: Phase 2 Section 5**

Henry Laird stated that the final plat for Bent Creek Phase 2 Section 5 was approved in January, 2005. The request being made is to revise the final plat on four lots (2502, 2503, 2512, 2534) to change the sideyard P.U.D.E's back to the 5' that was previously approved, but the 5' corner easements will not be allowed in future phases.

Rick Fisher made a motion to approve. Matt Happel seconded the motion; motion passed unanimously.

**Agenda Item VI- Old Business**

**Monthly Bond Report**

Rich Woodroof stated that letters had been sent to the appropriate parties regarding the coming expiration of the performance bonds for Bent Creek Phase 1 Sections 2B and 3B. He also stated that Winterset Woods had established performance bonds for Sections 4A and 4B at \$370,000 each which brings our bond total to \$4,014,769.40.

Frank Wilson made a motion to approve. Rick Fisher seconded the motion; motion passed unanimously.

**Agenda Item VII- Other Business**

**Notification of Minor Plat Revision**

**Haley Industrial Park, Lots 1 and 1A**

Rich Woodroof notified the Planning Commission Committee of the revision regarding Haley Industrial Park and stated that due to the rezoning, the buffer easement on the northside should be removed.

**Bent Creek Phase 2, Section 1, Lot 2119**

Henry Laird notified the Planning Commission Committee of the Bent Creek Phase 2, Section 1 Lot 2119 revision with changes to the sideyard P.U.D.E.'s to 5'

Mayor Dugger addressed the moving of the Planning Commission meetings to either Monday or Tuesday nights. It was determined that the second Tuesday night of the month

would be the better night to meet, and with approval through the school, appropriate notifications would be made.

Mayor commented that Silver Streams had submitted all of the right of way dedication and after Bob Notestine's review the requirements have been met and it has now been recorded. Our Town Engineer has sent a letter to Williamson County notifying them that all requirements were fulfilled.

He also addressed having a workshop to discuss the Nichols Property and Planned Unit Developments. It was decided to have the workshop for both on the same night at 6:30, Monday, April 24<sup>th</sup> at the school.

Rich Woodroof stated that the striping of and the setting up of the one-way sign is being done on Sam Donald Road and that we are working on getting the proper signage out to notify people of the change.

Lonnie Bowden commented that he would like to wait until the proper notifications were made before the changes were implemented.

**Agenda Item VIII-      Adjournment**

Being no further business to come before the Planning Commission the meeting was adjourned at 8:30 P.M.

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Larry Gardner  
Secretary for the Planning Commission

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Date